

Planning & Zoning Commission



February 16, 2016

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, February 16, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith..... Chair
Dennis Larson..... Vice Chair
David Williams Commissioner
Mike McCrossin Commissioner
Randy Owens Commissioner
Jerry Stiller Commissioner
Sonia Ahmed..... Commissioner

Renaè Ollie Planning Director
Jasen Haskins..... Sr. Planner
Kevin Molina Planner
Mary Bradley Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from February 2, 2016, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.
2. Consider and act upon recommendation to City Council for Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

Public Hearing Agenda

1. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03 (TABLED FROM 2-2-2016 MEETING)**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 12th day of February, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

This page is intentionally blank



Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission Tuesday February 2, 2016 – 6:00 pm Wylie Municipal Complex – Council Chambers 300 Country Club Road, Building 100

CALL TO ORDER

Ms. Renae' Ollie called the meeting to order due to Chair Ron Smith and Vice Chair Dennis Larson were both absent. The Commissioners were asked to vote for Interim Chair.

Commissioner Mike McCrossin made a motion and Commissioner David Williams seconded the motion to appoint Commissioner Randy Owens as Interim Chair. Motion carried 4 -1, with Commissioner Owens abstaining.

Interim Chair Randy Owens called the meeting to order at 6:03 PM. In attendance were: Chair Owens, Commissioner Mike McCrossin, Commissioner Sonia Ahmed, Commissioner David Williams and Commissioner Jerry Stiller. Those absent were Commissioner Ron Smith and Commissioner Dennis Larson.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation and Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Owens opened the Citizens Participation. With no one approaching the Commissioners, Chair Owens closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 19, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to approve the minutes for January 19, 2016, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Public Hearing

Public Hearing 1 – Zoning Case 2016-02 – Woodbridge North

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM 544. **ZC 2016-02.**

Staff Presentation

Mr. Haskins stated that the applicant is requesting the item to be tabled until the March 1, 2016 Planning and Zoning Meeting. The applicant is submitting proposal to the Parks Board on February 8, 2016. The Parks Board will consider the dedication and park improvements, including the possibility of constructing a hike and bike trail with the Oncor property that runs east-west through the proposed subdivision.

The property is north adjacent to the old landfill, and south adjacent to Regency Business Park.

Twenty-Three notifications were mailed, and no responses were received in favor or in opposition.

Public Comments

Chair Owens opened the Public Hearing.

No one approached the Commissioners.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners Ahmed, to table the Zoning Case 2016-02 to the March 1, 2016 Regular Meeting. Motion carried 5 – 0.

Public Hearing 2 – Zoning Case 2016-03 – All-Storage Facility

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03.**

Staff Presentation

Ms. Ollie stated that the applicant is requesting the item to be tabled until February 16, 2016, in order to modify the plans and elevations that will reflect enhanced landscaping and exterior features.

The applicant is requesting change of zoning for proposed 9,300 square foot commercial retail space and 106,800 gross square foot of self-storage along the frontage of Highway 78 on approximately two and half acres.

Eleven notifications were mailed to surrounding property owners. One response received in favor and one response received in opposition of the request was received.

Public Comments

Chair Owens opened the Public Hearing.

Mr. Bill Swisher, 4422 Scenic Circle, Garland, Texas spoke in opposition of the request. Mr. Swisher encouraged the Commissioners and Staff to refer to Self-Storage Almanac regarding economics and demographics, quarterly occupancy and rental rates, as well as other benchmarking statistics and data. He further stated that within two and two half mile radius of the proposed facility there are eleven self-storage facilities.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners McCrossin, to table Zoning Case 2016-03 until February 16, 2016 Regular Meeting. Motion carried 5 – 0.

Public Hearing 3 – Zoning Case 2016-04

Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2014-42 & Concept Plan of the Estates of Creekside to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet in Tract A and 25 feet in Tract B. The property is generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2016-04**

Staff Presentation

Mr. Molina stated that the Kingsbridge development is located south of Parker Road and west of Country Club Road. The applicant is requesting a reduction of the front yard setback by five feet for properties that have inside or outside swing garages. The applicants request will only apply to inside or outside swing garages only. Any garages facing the street will comply with planned development standard minimum front yard setback.

The Planned Development Ordinance 2014-42, proposes two different lot layouts; Tract A is 10,000 square foot lot with a minimum of 2,000 square foot and Tract B is 12,000 square foot lot with a minimum of 2,400 square foot dwelling unit. The PD The front yard setback for Tract A is 20 feet and 25 feet for Tract B. The request would lower the setback on Tract A to 15 feet and 20 feet for Tract B. The reduction for the front yard setback with inside or outside swing garage will allow for more rear yard.

Staff has acquired additional information from the fire marshal that has explained that closer setbacks to the street are actually better for the fire departments access. Staff

does not believe that approving these setbacks will negatively affect the character of the neighborhood.

The definition of an inside or outside swing garage is when a house has a garage facing the side.

Nine notifications were mailed. Two responses were returned in favor of the request and no responses were received in opposition.

Board Discussion

Matt Alexander, 8750 N. Central Expressway, Suite 1735, Dallas, Texas gave a presentation to the Commissioners, stating that the request is for garages facing the side, which are inside or outside swing garages. The garages that face the street will meet the requirements within the Planned Development.

In 2014 the square footage for the depth was increased to allow larger homes. The homeowners are now wanting larger rear yards and smaller front yards. The proposal will reduce the front yard setback by five feet for houses that have an inside or outside swing garage. This will allow for 25 foot or 28 foot rear yard which pulls the elevations closer to the street, if the garages are inside or outside swing configuration.

Mr. Alexander further explained that the inside or outside swing garages create an architectural relief from the front façade. The design of the homes without the swing garages look more of a box or a flat front façade.

Public Comments

Chair Owens opened the Public Hearing. With no one approaching the Commissioners, Chair Owens closed the Public Hearing.

Board Action

A motion was made by Commissioner Ahmed, and seconded by Commissioner Williams, to recommend approval for ZC 2016-04, amending Planned Development Ordinance 2014-42, Kingsbridge Addition. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to adjourn the meeting at 7:07PM. All Commissioners were in consensus.

Randy Owens, Chair

ATTEST:

Mary Bradley, Administrative Assistant

This page is intentionally blank



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: February 16, 2015
Department: Planning
Prepared By: Kevin Molina
Date Prepared: February 02, 2016

Item Number: 1
Subdivision: Freddy's Addition
Zoning District: Commercial Corridor
Exhibits: Site Plan, Landscape Plan,
Elevations

Subject

Consider, and act upon a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Recommendation

Motion to approve a Site Plan for Freddy's Addition, Lot 1, Block B of Freddy's Addition, located on the southeast corner of FM 544 and Regency Drive.

Discussion

ENGINEER: Vasquez Engineering, LLC

OWNER: McClure Partners

The applicant desires to develop a one story drive-thru restaurant to contain a Freddy's Frozen Custard & Steakburgers on a single lot consisting of 1.22 acres. A Final Plat was approved in February 2016 as Freddy's Addition and consisted of three lots for commercial use.

The lot is zoned Commercial Corridor. Restaurant use is an allowed use by right within the Commercial Corridor zoning district.

Exterior material is comprised of brick and split face stone. As presented this item complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

Department Director

Initial
RO

Date
02-10-16

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12206



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E., 000932, ON 01/20/2016.

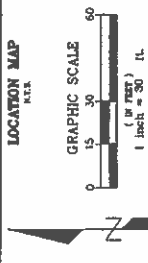
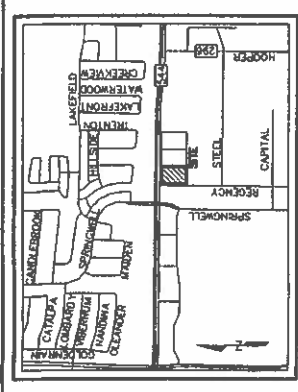
DEVELOPER:
McCLURE PARTNERS
P.O. BOX 802047
Dallas, TX 75380

SITE PLAN
LOT 1, BLOCK B
FREDDY'S ADDITION
CITY OF WYLIE, TEXAS

FEB 08 2016

Date:	01/20/2016
000-000-000 SITE PLAN	
Checked by:	JJV
Drawn by:	JJV
Designed by:	JJV
Scale:	1" = 30'

SHEET
SP1



EXISTING	PROPOSED
PROPERTY LINE	---
PAVEMENT	---
WATER LINE	---
SAN. SERV. LINE	---
STORM SEWER	---
ELECTRIC LINE	---
TELEPHONE LINE	---
FENCE	---
FTIR LANE	---
STACKING SPACE	---

- NOTES:
1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, L.L.C. DATED 10/23/2015.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 3. SEE FREDDY'S ADDITION PLANS FOR INFRASTRUCTURE DESIGN.
 4. SEE CIVIL PLANS FOR ON-SITE CIVIL DESIGN.
 5. SEE LANDSCAPE PLANS FOR ON-SITE LANDSCAPING.

SITE SUMMARY TABLE	
Site Address	LOT 1, BLOCK B
County	COLLIN
Project Name	FREDDY'S FROZEN CUSTARD
Zoning District	CC
Proposed use	DRIVE THRU-REST.
Site Area: (R.O.W. DED.)	1.22 Acres 53,129 S.F.
Building Area	4,190 S.F.
Lot Coverage:	4,190 / 53,129 = 07.9%
Building Height:	1 Story
Floor Area Ratio:	4,190 S.F. / 53,129 = 1:18
Parking Required:	1 SPC/150 S.F. = 3,500/150 = 24 SPACES
Parking Provided:	Regular = 24 SPACES Handicap = 2 SPACES Total = 26 SPACES
Impervious Area:	36,879 S.F.
Impervious Area Ratio:	36,879 S.F. / 53,129 = 69.4%
Pervious Area Ratio:	16,250 S.F. / 53,129 = 30.6%

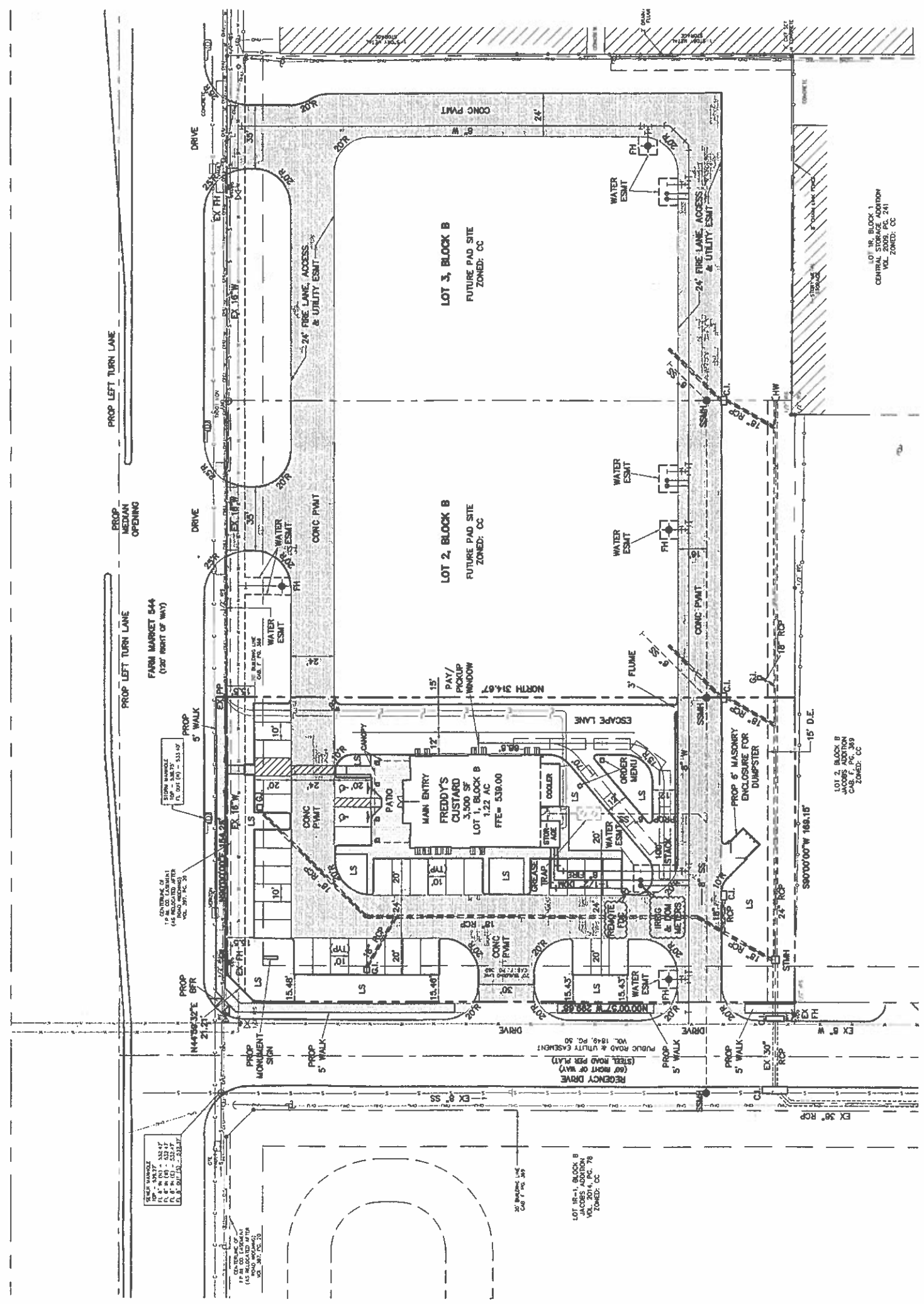
- SITE DESIGN REQUIREMENTS DESIRABLES PROVIDED:
1. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 S.F.
 2. FRONT FACADE ORIENTED TO STREET.
 3. SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
 4. COMBINED ACCESS POINTS WITH ADJACENT TRACTS.

SITE PLAN
FREDDY'S FROZEN CUSTARD
FREDDY'S ADDITION
LOT 1, BLOCK B
1.22 ACRES
JANUARY 20, 2015
CITY OF WYLIE, COLLIN COUNTY

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1363 FAX

DEVELOPER
McCLURE PARTNERS
JOHN McCLURE
P.O. BOX 802047
DALLAS, TEXAS 75380
972-663-3722 TELE

ARCHITECT
ROGUE ARCHITECTS
JEREMY WILLIAMS
513 MAIN STREET
SUITE 200
FORT WORTH, TEXAS 76102
817-620-0433 TELE





Wylie Planning & Zoning AGENDA REPORT

Meeting Date:	February 16, 2016	Item Number:	2
Department:	Planning		
Prepared By:	Jasen Haskins	Subdivision:	Kreymer Park
Date Prepared:	February 10, 2015	Zoning District:	PD 2015-29
		Exhibits:	Final Plat

Subject

Consider and act upon recommendation to City Council for Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Kreymer Park, developing 151 residential lots, generally located on East Stone Road approximately 2000' south of East Brown Street.

Discussion

OWNER: Kreymer Park Partners, LP

ENGINEER: Dietz

The property totals 45.57 acres and will create 151 single-family residential lots and three open space lots for park and recreational purposes. The subject property is part of the Kreymer Park development approved in September 2015 as a Planned Development District (PD 2015-29).

Lots 1X and 2X are dedicated to and owned by the City and will be maintained by the Kreymer Park HOA. Lot 3X is a smaller open space area that the HOA will retain ownership of.

The plat also dedicates necessary rights-of-way, and utility easements. This dedication includes a 10' utility easement along each front yard for franchise utilities (which was added after the Preliminary Plat was approved).

This Final Plat complies with the approved Development Plan & Concept Plan which was approved with the PD for the development.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	RO	02-10-16

This page is intentionally blank



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: February 16, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: February 11, 2016

Public Hearing
Item Number: 1

Zoning Case Number 2016-03
Location Map,
Exhibits , Notification List/Map
and Responses

Exhibits:

Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03 (TABLED FROM 2-2-2016 MEETING)**

Recommendation

Motion to recommend approval to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Commercial Corridor-Light Industrial (PD-CC-LI) to allow for Commercial uses only on the front 2-1/2 acres and Self-Storage Uses on the back 3.7 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive.

Discussion

Owner: Heatley Moist Inc. Trustee
REQUEST TO REMOVE FROM TABLE

Applicant: Regional Management CO., Inc.

The purpose of the Planned Development is to allow mini-storage uses along with retail uses within Commercial Corridor and Light Industrial districts. The applicant is requesting to establish Planned Development zoning for a Mixed Use Development on 6.25 acres southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 9,300 square feet of commercial retail space and 106,800 gross square feet of self-storage along the frontage of Highway 78 on approximately 2-1/2 acres, currently zoned Commercial Corridor. The balance of the property will consists of 2 three-story self-storage buildings and one single story self-storage building and is currently zoned Light Industrial.

The Commercial Corridor proportion is approximately 280 feet in depth and is situated approximately 2,600 feet or 1/2 mile northeast from the southern city limit line along SH 78. This is a major entryway into the City. The 9,300 s.f. retail space covers about 8% of the frontage lot, while the footprint of the storage facility comprises about 35% of the frontage lot.

The Comprehensive Land Use Plan designates this area along SH 78 as General Urban Sector, promoting a wide range of opportunities to "live, work & play". Generally supporting retail, service, office, light production

and research development uses. In 2007 City Council adopted an Ordinance specifying the location of Mini-Warehouse uses throughout the City. Prior to 2007, Mini-Warehouse uses were allowed by right within Commercial Corridor (CC) District, Light Industrial (LI), and with a Special Use Permit (SUP) within the Community Retail (CR) District. Upon the adoption of Ordinance 2007-04 Mini-Warehouse uses continued to be allowed by right within LI and HI districts, allowed with an SUP in CC and prohibit the use within CR District.

In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, Mini-Warehouse uses were allowed with the approval of an SUP only within LI & HI zoning districts.

Although this is a major gateway into the city, Staff feels that there are some unique characteristics in the shape of the lot that may warrant such uses. Due to the narrowness of the LI portion, mini-warehouse uses may be conducive to the site. This portion is approximately 167 feet in width.

Staff's recommendation does differ from the proposal as submitted. Staff's recommendation is that the front portion remains CC zoning and allow only those uses designated by the current zoning ordinance. The remaining portion would allow mini-storage uses and prohibit those uses as listed in the PD Conditions.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal. One response was received opposing the request at the time of posting, and one response in favor of the request.

Approved By

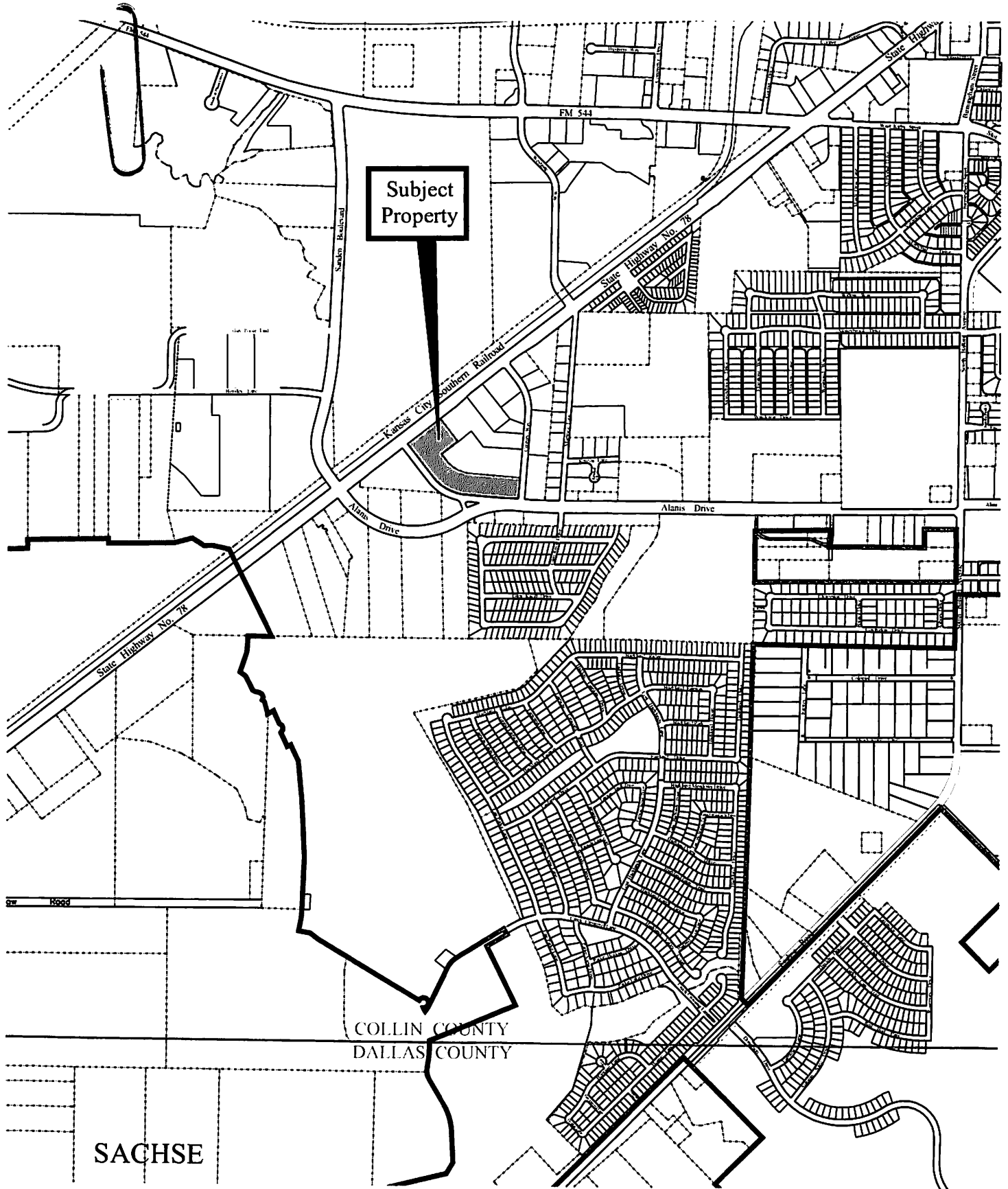
Initial

Date

Department Director

RO

02-11-16



LOCATION MAP

ZONING CASE #2016-03

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PLANNED DEVELOPMENT DISTRICT
ZONING CASE # 2016-03

Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, of Century Business Park, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet N, page 349 in the Plat Records of Collin County, Texas.

LAND USE STATEMENT
(Approx. 6.245 Acres of Land southeast of Texas 78, between Century Way and Alanis Drive)

I. PURPOSE OF REQUEST:

The purpose of this request is to request a Planned Development District with Corridor Commercial and Light Industrial District uses in the respective locations identified on the Development Plan, plus self-storage uses.

II. EXISTING LAND USE:

The Property is currently vacant.

III. ADJACENT PROPERTY USES:

The area of request is adjacent to a variety of light industrial and commercial uses to the north and east, such as a self-storage facility, a shipping facility, and a car rental business. The properties directly to the south and to the west are vacant. The property beyond the vacant property to the west has a variety of light industrial uses, such as a waterproofing and insulation facility and an aluminum extrusion business.

IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area is a self-storage facility and retail uses. This facility would provide storage options for the residents of nearby neighborhoods, as well as additional retail. Additionally, a self-storage facility would be in line with the City Comprehensive Land Use Plan, which designates the request area as “general urban,” a future land use intended for Light Industrial, Corridor Commercial, and Multifamily Residential.

Self-storage facilities are very benign uses. They generate very little traffic and do not require a significant amount of parking. Lighting, landscaping and screening can be used to enhance the aesthetics of a self-storage facility. Additionally, self-storage facilities have very little impact on City services. Consequently, a self-storage use at the subject location would not only be consistent with the City’s Comprehensive Plan, but also compatible with surrounding uses.

EXHIBIT “B”
CONDITIONS OF THE PLANNED DEVELOPMENT DISTRICT
ZONING CASE #2106-03

The following conditions shall apply to said property included in the Legal Description in Exhibit “A” of this zoning ordinance. Lot 1B, Block A of Lot 1A and 1B, a Replat of Lot 1, Block A, comprise a total of 6.245 acres of land within Century Business Park, an addition to the City of Wylie, Texas, as recorded in Cabinet N, page 349 of the Plat Records of Collin County, Texas.

Planned Development Requirements:

- I. **Statement of Purpose:** The purpose of this Planned Development District is to develop retail uses and a self-storage facility.
- II. **Statement of Affect:** This Planned Development shall not affect any regulation found in the Zoning Ordinance as adopted and amended, except as specifically provided herein.
- III. **General Regulations:** All regulations providing for a Corridor Commercial District and Light Industrial District as set forth in Article 4 of the Zoning Ordinance are included as reference and shall apply as set forth on the Development Plan, except as otherwise specified under the Specific Regulations within this document. The conditions contained within this document and the conditions of the Zoning Ordinance shall constitute all the zoning requirements applicable to the Planned Development.
- IV. **Development Plan:** Development shall be in conformance with the Development Plan attached hereto as Exhibit C”; however, in the event of conflict between the Development Plan and the written conditions of this ordinance, the written conditions shall apply. The Development Plan shall serve as a Preliminary Plat for this development.
- V. **Landscape Plan:** Development shall be in general conformance with the Landscape Plan attached hereto as Exhibit “D”.
- VI. **Elevations:** Development shall be in general conformance with the Elevations attached hereto as Exhibit “E”.
- VII. **Specific Regulations:**
 - A. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted as of right on the Property in addition to the Corridor Commercial District and Light Industrial District uses in the respective locations identified on the Development Plan: self-storage uses.
 - B. The following uses shall be prohibited on the Property:
 - Auto Repair Major/Minor
 - Vehicle Display, Sales or Service

- Outside Storage
- Contractor's Maintenance Yard

C. The subject property shall be in conformance with all regulations of the Corridor Commercial District and Light Industrial District, in the respective locations identified on the Development Plan, set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended) in every respect with exception to the uses indicated in Section V.A. above.

D. **Self-Storage Regulations:**

1. Height of Main Structure: The maximum height of the main structure is 50 feet.
2. Number of stories: The maximum number of stories is four.
3. Residential proximity: The residential proximity slope is 3:1 from any residential lot line.
4. Front yard setback: The minimum front yard setback is 25 feet.
5. Side yard setback: The minimum side yard setback is 10 feet.
6. Rear yard setback: The minimum rear yard setback is 25 feet.
7. Lot Coverage: The maximum lot coverage is 50%.

ALL STORAGE

ALANIS @ HWY. 78

LOT 1B, BLOCK A SF TABLE		
MINI-STORAGE USE	SF	BLDG. HEIGHT
OFFICE	1,220 SF	
BUILDING A / FLR. 1	29,400 SF	
BUILDING A / FLR. 2	38,700 SF	
BUILDING A / FLR. 3	38,700 SF	
BUILDING B	59,349 SF	
BUILDING C	64,800 SF	
BUILDING D	21,600 SF	
RETAIL USE	SF	
BUILDING A / FLR. 1	9,300 SF	
TOTAL:	263,069 GROSS SF	

LOT 1B, BLOCK A SUMMARY TABLE	
EXISTING ZONING:	"CC" & "LI"
PROPOSED USE:	MINI-WAREHOUSE & RETAIL USE
LOT AREA:	272,020.929 SF / 6.245 ACRES
MINI-WAREHOUSE USE	252,549 SF
MINI-WAREHOUSE OFFICE	1,220 SF
RETAIL USE	9,300 SF
TOTAL SQUARE FOOTAGE:	263,069 SF
LOT COVERAGE:	102,903 SF - 38%
PERVIOUS COVER:	55,243 SF - 20.3%
FAR:	0.97:1

LOT 1B, BLOCK A PARKING TABLE	
STORAGE PARKING	1 SPACE PER 20 UNITS
STORAGE OFFICE REQUIRED	1,220/400 SF = 3 REQUIRED (3 PROVIDED)
STORAGE REQUIRED (ESTIMATED)	252,549/133 SF = 1,898 UNITS (95 SPACES)
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES
RETAIL REQUIRED (ESTIMATED)	9,300/300 SF = 31 SPACES
OVERALL REQUIRED	128 SPACES
OVERALL PROVIDED	108 SPACES

GENERAL NOTES:

CITY OF WYILE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY SCREENING WALLS WITH BRICK ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

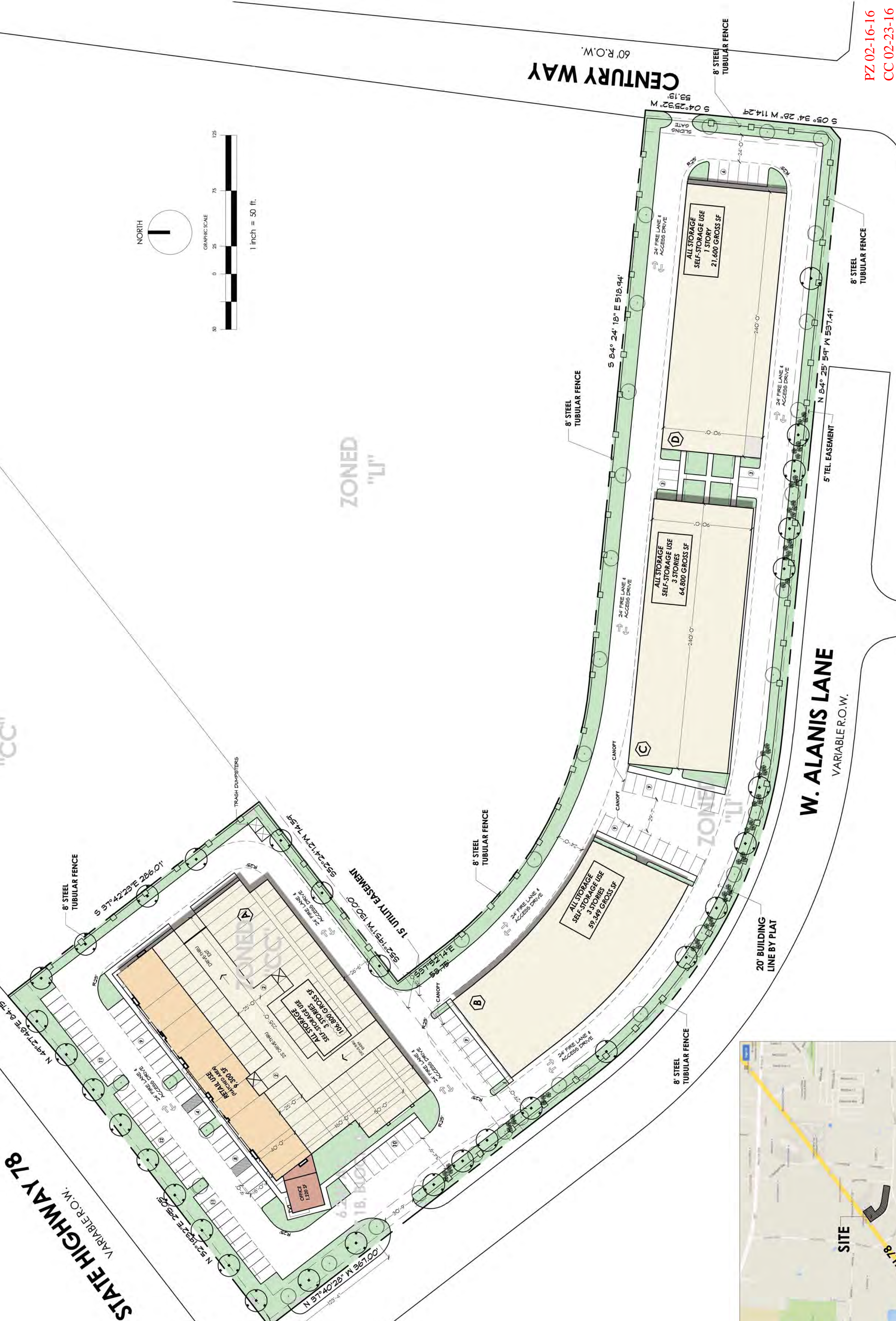
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE: ALL PLANTINGS WILL COMPLY WITH THE CITY OF WYILE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

VICINITY MAP



NTS



CONCEPTUAL SITE PLAN

PZ 02-16-16

CC 02-23-16

ALL STORAGE FACILITY WYILE, TX

STATE HIGHWAY 78 & ALANIS LN

REAL ESTATE AGENT
Quine and Associates, Inc.
301 S. Sherman St. Ste 100
Richardson, TX 75081
Office: (972) 669-8440
Fax: (972) 671-4227

REVISIONS:	Date
1. City Comments 1-15-16	
2. City Comments 2-08-16	

RELIABLE
COMMERCIAL CONSTRUCTION, INC.
HOW MAY WE SERVE YOU?

Reliable Commercial
Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467.9148
cod@reliablepaving.com





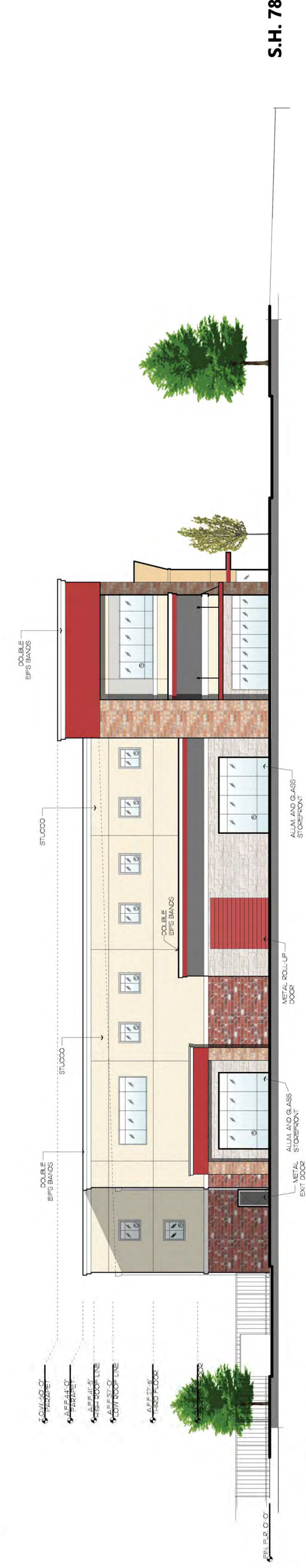
01 | BLDG. A NORTHWEST ELEVATION (FACING S.H.78)

SCALE: 1/16" = 1'-0"



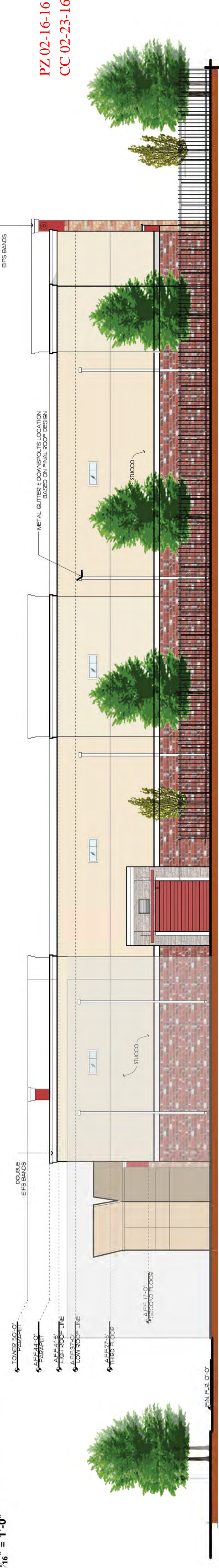
02 | BLDG. A RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



03 | BLDG. A LEFT ELEVATION

SCALE: 1/16" = 1'-0"



04 | BLDG. A REAR ELEVATION

SCALE: 1/16" = 1'-0"

CONCEPTUAL ELEVATIONS

ALL STORAGE FACILITY
WYLIE, TX
STATE HIGHWAY 78 & ALAMIS LN

PROJECT: AS-WYLIE
FILE NUMBER: 110215
DATE: 11/02/15
DRAWN BY: KCC
SHEET: 15
ELEV

A2.0

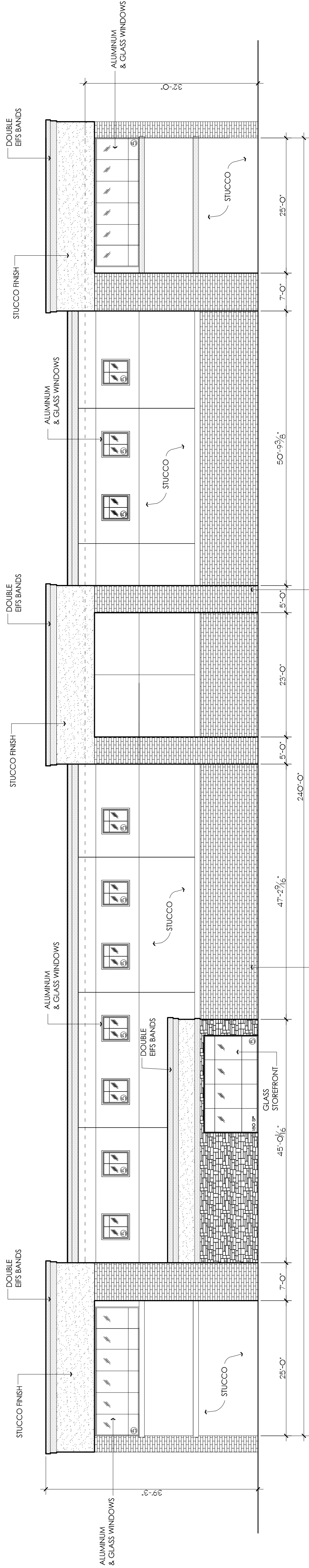
PRELIMINARY
- NOT FOR CONSTRUCTION -
NOV. 3, 2015

REVISIONS	Number	Date

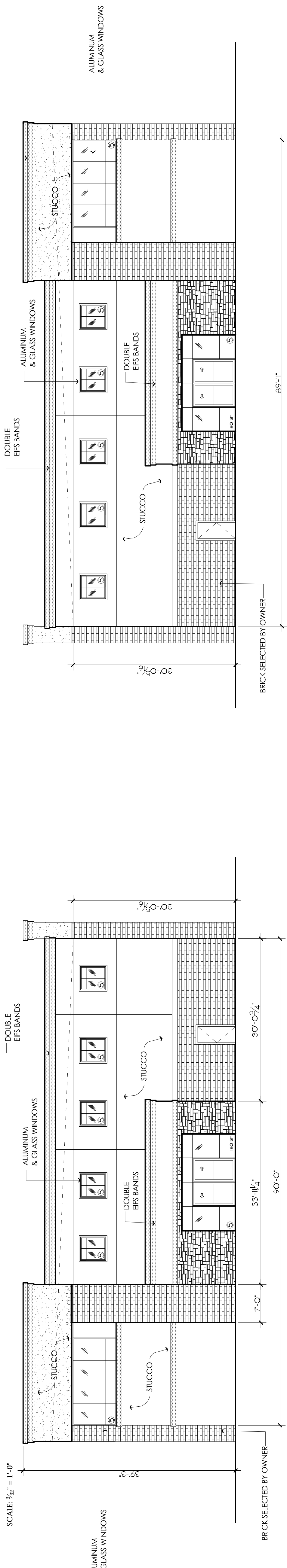
Reliable Commercial
Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
F | 817.467.9148
T | 817.467.0779
cod@reliablecorp.com

RELIABLE
COMMERCIAL CONSTRUCTION, INC.
HOW MAY WE SERVE YOU?

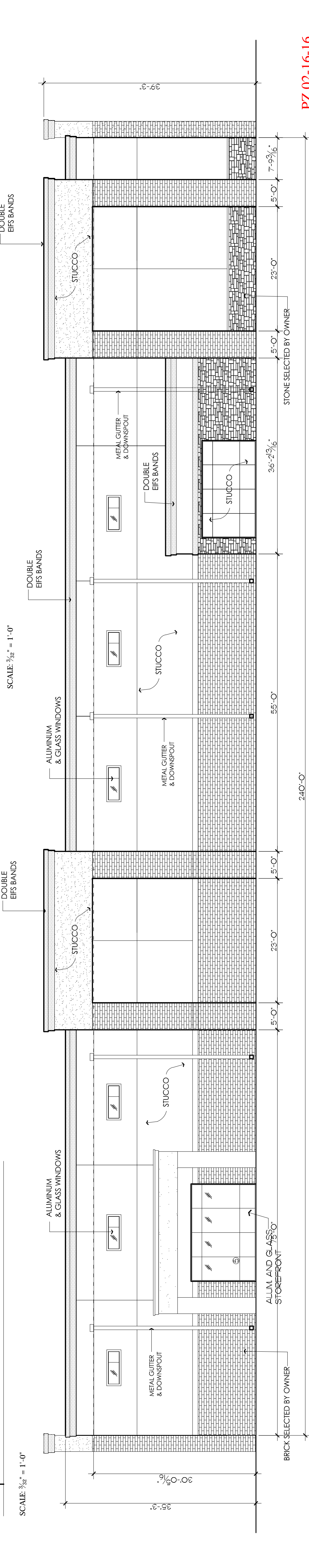
CONCEPTUAL ELEVATIONS



01 | BLDG. B SOUTH CONCEPT ELEVATION



02 | BLDG. B EAST CONCEPT ELEVATION



03 | BLDG. B WEST CONCEPT ELEVATION



04 | BLDG. B NORTH CONCEPT ELEVATION

PZ 02-16-16
CC 02-23-16

Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467.9148
cod@reliablepaving.com



REVISIONS	Number	Date

DEVELOPER
Quine and Associates
301 S. Sherman, Suite 100
Richardson, Texas 75081
Tel: (972) 669-8440 Fax: (972) 783-8901

ALL STORAGE FACILITY
WYLIE, TX
STATE HIGHWAY 78 & ALANIS LN

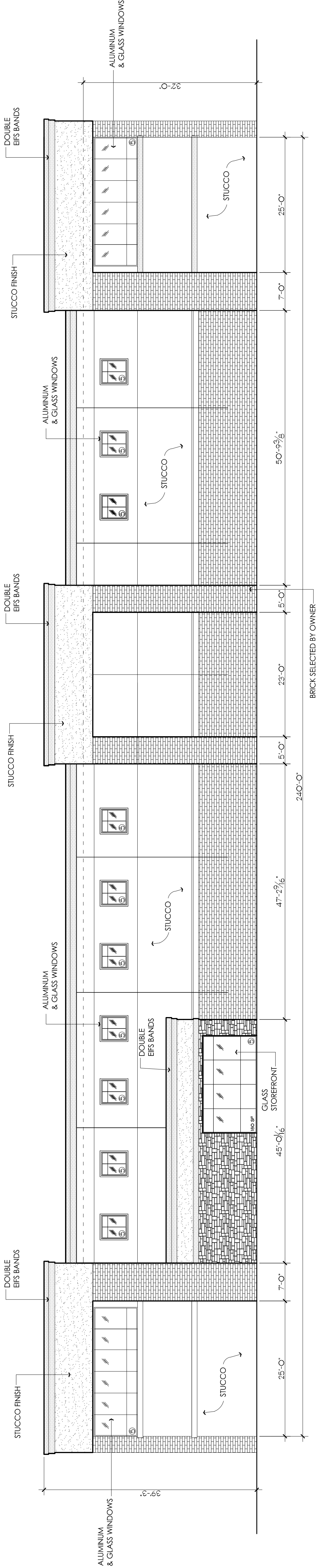
PROJECT
AS-WYLLIE
FILE NUMBER: 1102115
DATE: 11/02/15
DRAWN BY: [redacted]
CHECKED BY: [redacted]
SCALE: 1/8" = 1'-0"

A2.2

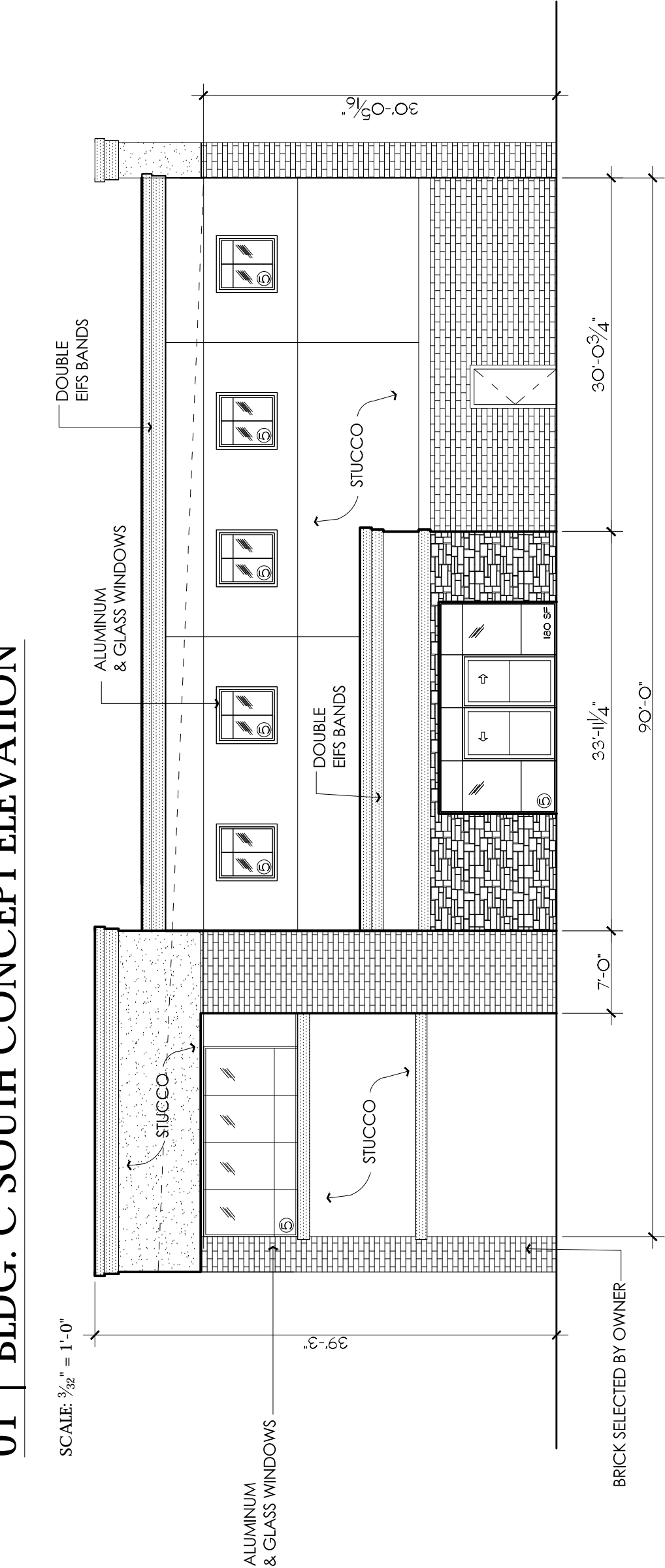
PZ 02-16-16
CC 02-23-16

CONCEPTUAL ELEVATIONS

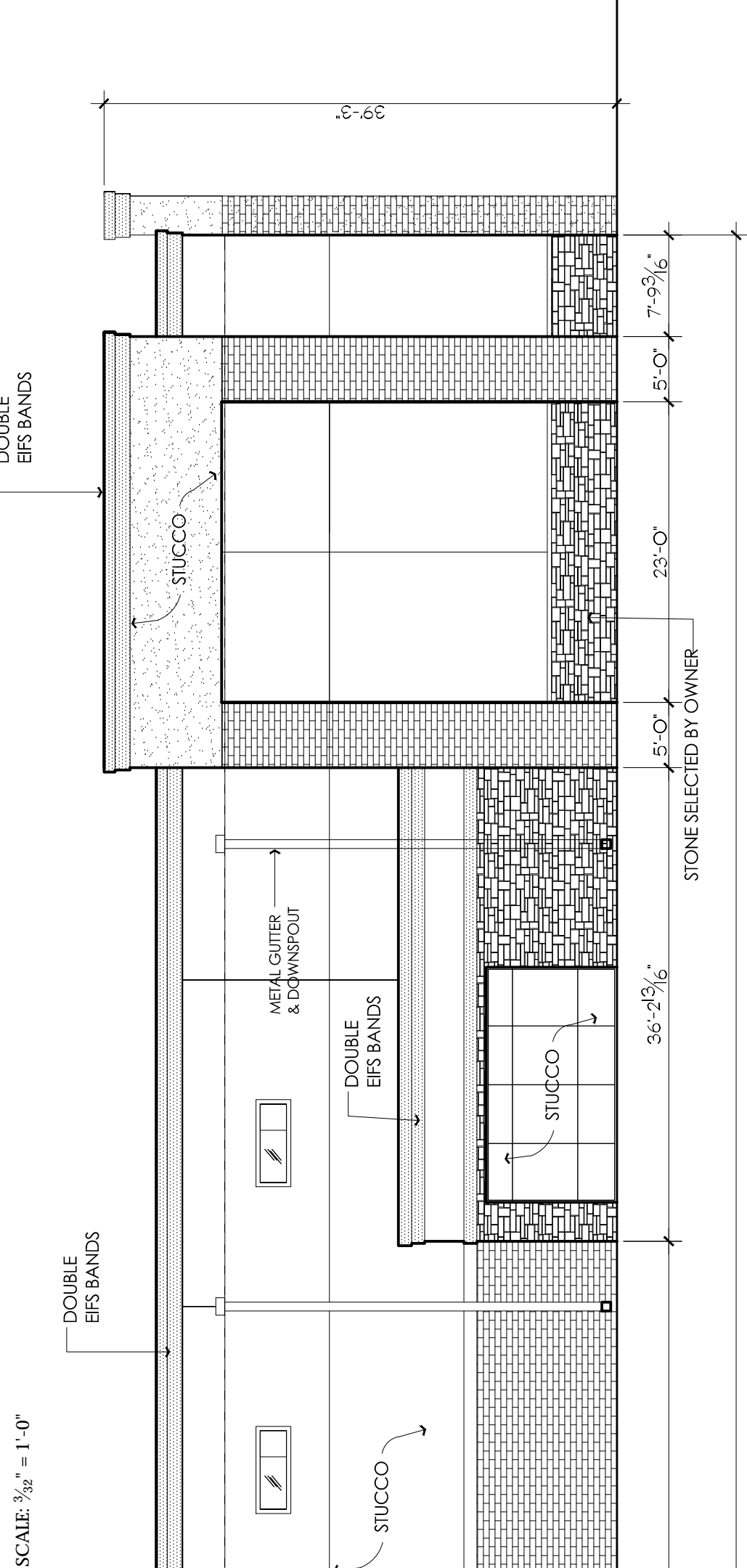
01 | BLDG. C SOUTH CONCEPT ELEVATION



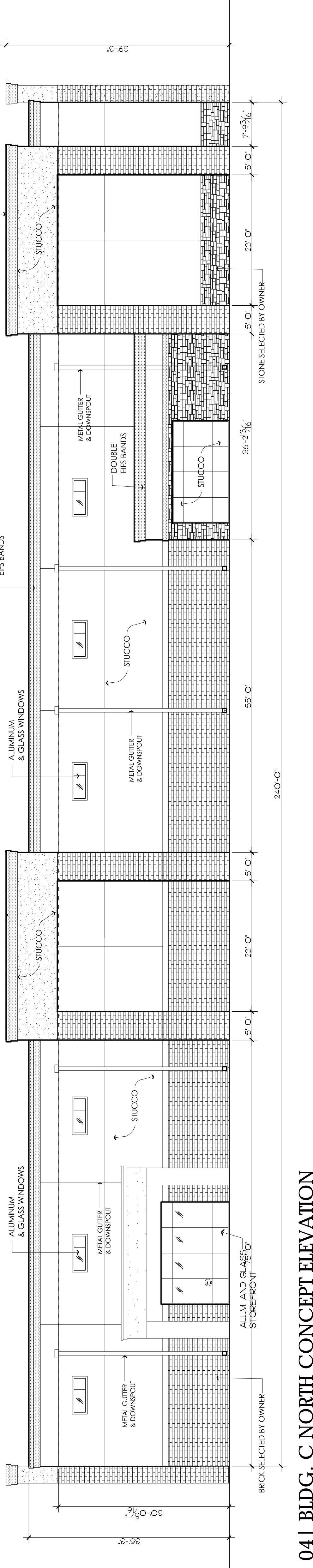
02 | BLDG. C EAST CONCEPT ELEVATION



03 | BLDG. C WEST CONCEPT ELEVATION



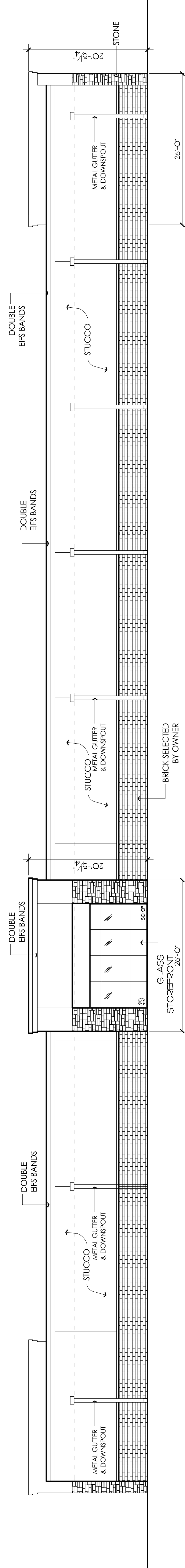
04 | BLDG. C NORTH CONCEPT ELEVATION



PZ 02-16-16
CC 02-23-16

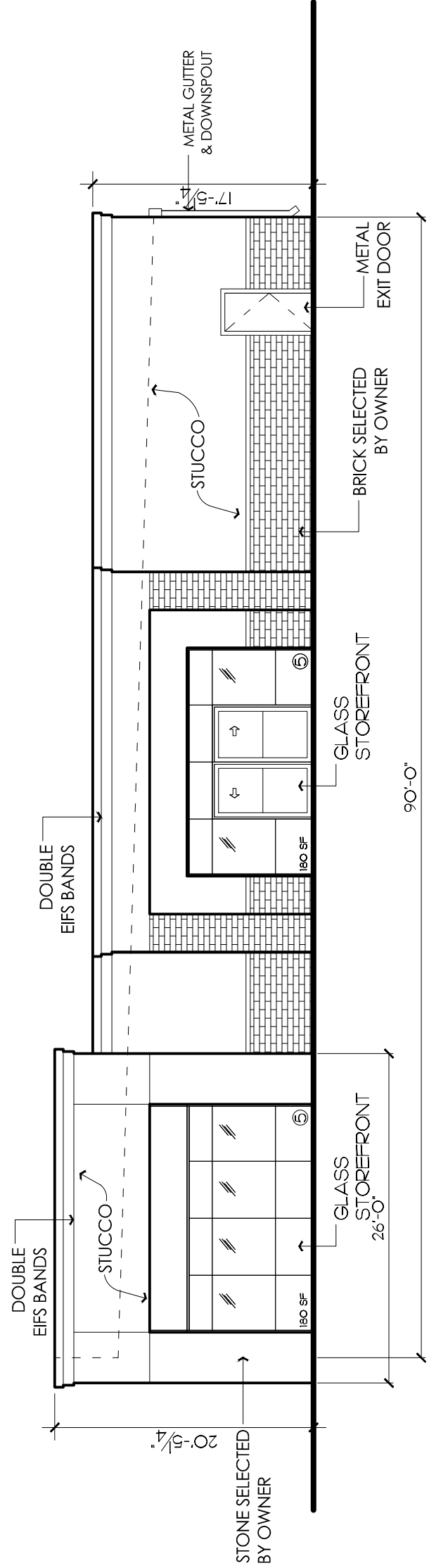
04 | BLDG. D NORTH CONCEPT ELEVATION

SCALE: 3/32" = 1'-0"



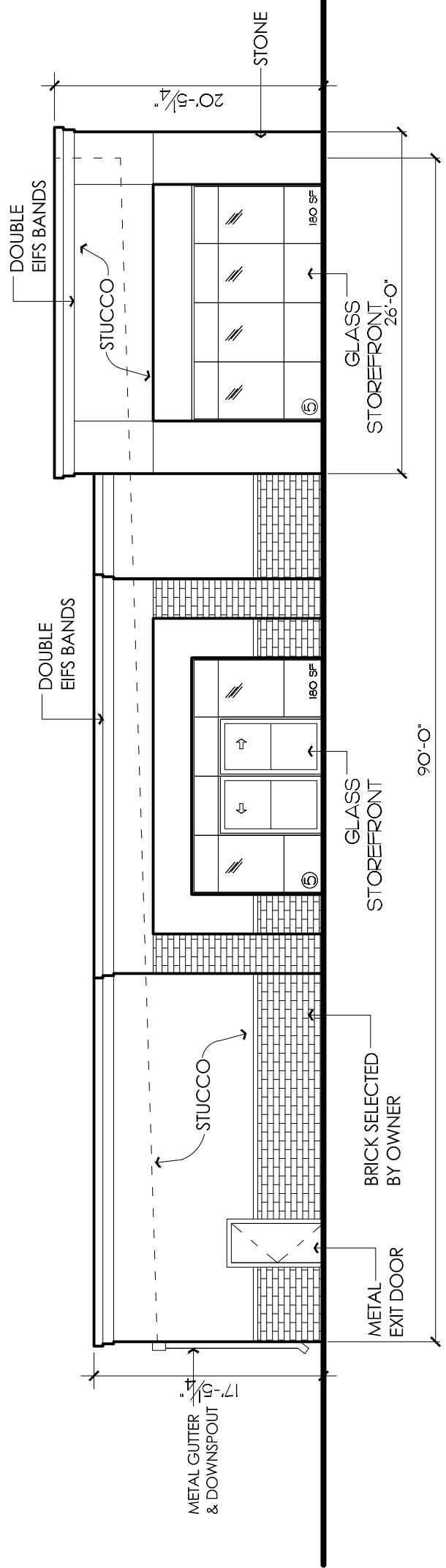
03 | BLDG. D EAST CONCEPT ELEVATION

SCALE: 3/32" = 1'-0"



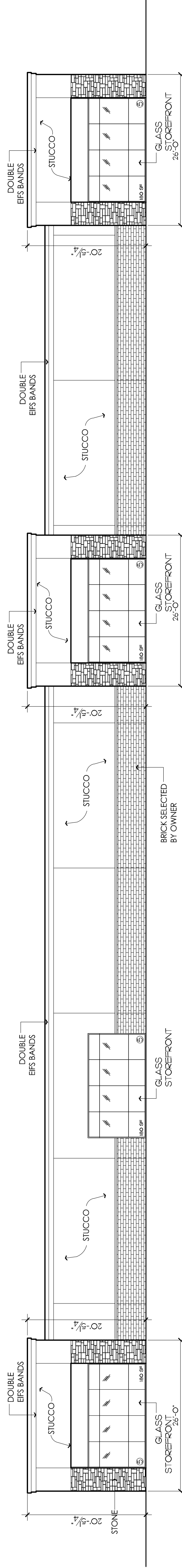
02 | BLDG. D WEST CONCEPT ELEVATION

SCALE: 3/32" = 1'-0"



01 | BLDG. D SOUTH CONCEPT ELEVATION

SCALE: 3/32" = 1'-0"



CONCEPTUAL ELEVATIONS

A2.3

SCHEMATIC
ELEV

AS-WYLE
FILE NUMBER: 1102/15
DATE: 11/02/15
DRAWN BY: [redacted]

PROJECT: ALL STORAGE FACILITY
STATE HIGHWAY 78 & ALANIS LN
WYLLIE, TX

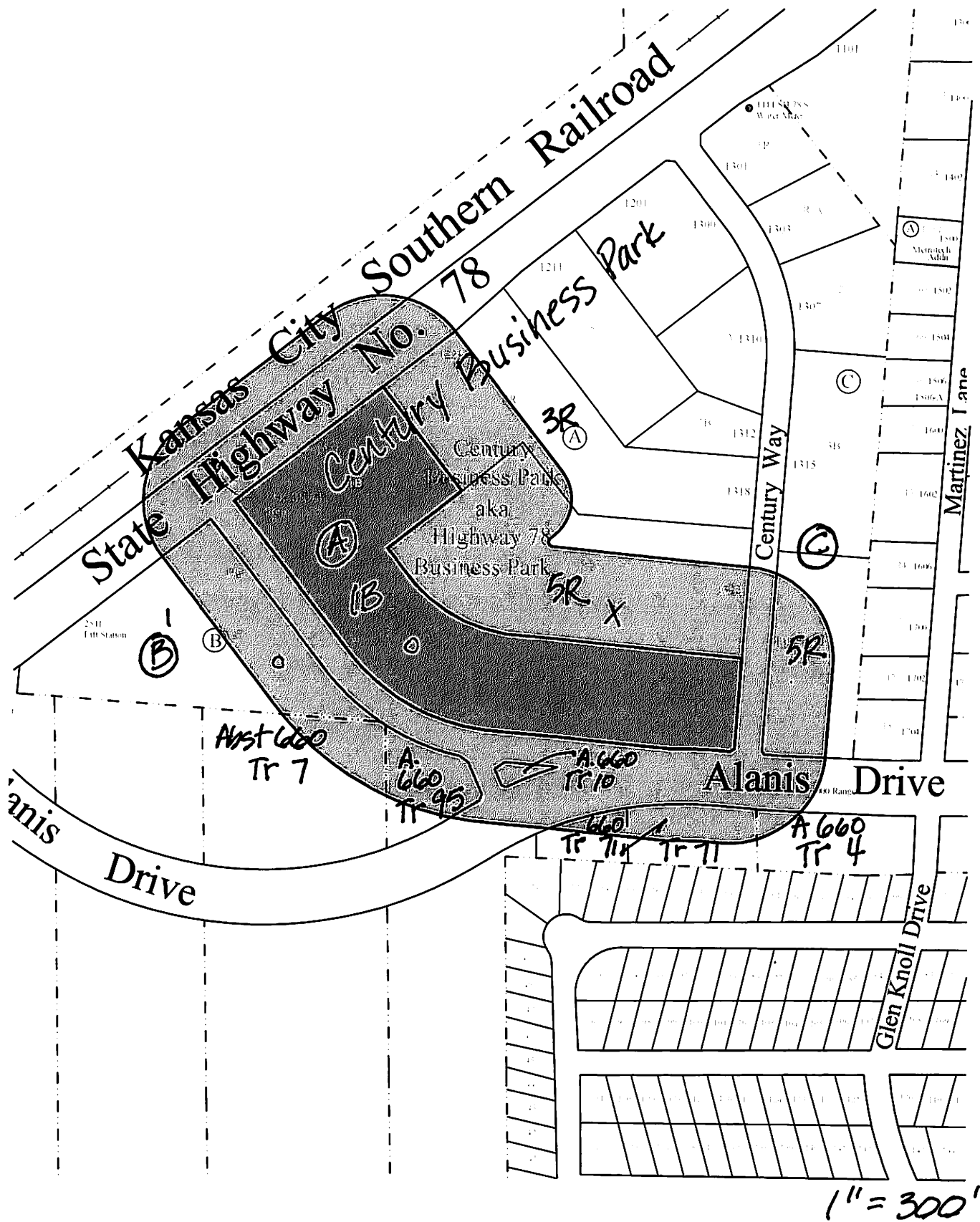
ALL STORAGE FACILITY
STATE HIGHWAY 78 & ALANIS LN
WYLLIE, TX

DEVELOPER: Quine and Associates
301 S. Sherman, Suite 100
Richardson, Texas 75081
Tel: (972) 669-8440 Fax: (972) 783-8901

REVISIONS	Number	Date

RELIABLE
COMMERCIAL CONSTRUCTION, INC.
HOW MAY WE SERVE YOU?

Reliable Commercial
Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467-9148
cod@reliablepaving.com



OWNER NOTIFICATION MAP ZONING CASE #2016-03

NOTIFICATION REPORT

APPLICANT: Coy Quine with Regional Management Co., APPLICATION FILE #2016-03
301 S. Sherman, #100 Richardson, Texas 75081

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Coy Quine Regional Management Co., Inc.	310 S. Sherman #100 Richardson, Texas 75081
2	Blk A	Century Business Pk Lot 1B	R-4885-00A-001B-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
3	Blk A	Century Business Pk Lot 3R	R-4954-00A-003R-1	Todd Misak	1221 SH 78 South Wylie, Texas 75098
4	Blk A	Century Business Pk Lot 5R	R-4885-00A-005R-1	GRVL STRR, LP	1322 Century Way Wylie, Texas 75098
5	Blk B	Century Business Pk Lot 1	R-2103-00B-0010-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
6	Blk C	Century Business Pk Lot 5R	R-2103-00C-005R-1	Texas Prime Properties, LP	1327 Century Way Wylie, Texas 75098
7	Abst 660	Tract 4	R-6660-000-0040-1	Melvin St. John	PO Box 478 Lavon, Texas 75166
8	Abst 660	Tract 7	R-6660-000-0070-1	Easterling Family, LP	6702 Bailey Road Sachse, Texas 75048
9	Abst 660	Tract 10	R-6660-000-0100-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
10	Abst 660	Tract 71	R-6660-000-0710-1	H. Tibbals	PO Box 56 Wylie, Texas 75098
11	Abst 660	Tract 95	R-6660-000-0950-1	Azure Pools, LLC	6508 Crestmoor Lane Sachse, Texas 75048
12					
13					
14					
15					
16					

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, February 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RC Ottwell Jr (STRR Partners)
(please print)

Address: 1322 Century Way
Wylie, TX 75098

Signature: RC Ottwell Jr

Date: 1-12-16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

 / I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

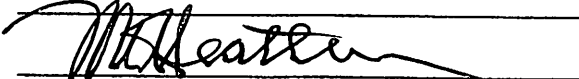
Tuesday, February 2, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Michael Heatley
(please print)

Address: NW corner and NE corner of
Alan's Lane

Signature: 

Date: 1/13/16

COMMENTS:
